



Conditional to B-1 (CD)

Board of Commissioners
APPROVED
9/12/16
Lori Canapino
Lori Canapino, Town Clerk

9601 E Independence Boulevard

| | |
|-------------------------|-------------------------------|
| TAX PARCEL NUMBER | 19330312 |
| PROPERTY ADDRESSES | 9601 E Independence Boulevard |
| EXISTING ZONING | Conditional |
| PROPOSED ZONING | B-1 (CD) |
| EXISTING USE | Vacant |
| PROPOSED USE | Business |
| SITE AREA | 1.1 Acres |
| MAXIMUM BUILDING AREA | 8,500 |
| MAXIMUM BUILDING HEIGHT | 40 feet |
| REQUIRED PARKING: | See note below |
| PARKING PROVIDED | 42 spaces |
| MINIMUM FRONT SETBACK | 40 feet |
| BUILD-TO LINE | N/A |
| MINIMUM SIDE YARD | N/A |
| MINIMUM REAR YARD | N/A |

| 1. GENERAL COMMERCIAL USES | REQUIRED BICYCLE PARKING SPACES | REQUIRED MOTOR VEHICLE PARKING SPACES |
|--|---------------------------------|---|
| General Standard for Nonresidential Uses | tbd | One (1) space per 250 sq ft GFA unless otherwise listed below |

General Conditions

1. Uses of this property are limited to what is permitted in the B-1 Neighborhood Business District with the exception of coin operated laundries, funeral homes, mini storage, pet cemeteries and outdoor vending machines .

2016-644

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